

COMMITTEE OF THE WHOLE MAY 15, 2012

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-06V07 (PHASE 3)
BELMONT PROPERTIES INC.
WARD 3 - NORTHEAST OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for approved Draft Plan of Subdivision File 19T-06V07, Phase 3 (Belmont Properties Inc.) as shown on Attachment #3, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Poetry Drive (existing)
Street 'B'	Stormont Trail
Street 'C'	Madoc Place
Street 'D'	Gallant Place
Street 'E'	Cannes Avenue (previously approved)
Street 'F'	Bannockburn Drive
Street 'G'	Orwell Drive
Street 'H'	Carling Road

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachments #1 and #2 are located north of Major Mackenzie Drive, between Pine Valley Drive and Weston Road, City of Vaughan.

The applicant has submitted street names for approval. The Planning Department for the Region of York does not have any objections to the proposed names.

The Vaughan Fire Department and Vaughan Development Planning Department have also reviewed the proposed street names, which are considered to be satisfactory.

It is noted that Streets "F" and "H" of Draft Plan of Subdivision 19T-06V07, Phase 3 shown on Attachment #3 may be slightly relocated eastward and the depth of the lots on these streets may be slightly reduced in order to accommodate the development of the adjacent westerly Draft Plan of Subdivision File 19T-08V01 (Millwood Valley Developments Inc. c/o Maystar General Contractors Inc.). The Millwood Draft Plan of Subdivision is currently being reviewed by the Vaughan Development Planning Department and Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority, together with working input and co-operation from both Belmont and Millwood Valley to address the road and lotting alignment along the mutual property limit.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The proposed street names are acceptable to the Region of York.

Conclusion

The Development Planning Department has no objection with the proposed street names for approved Draft Plan of Subdivision File 19T-06V07.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-06V07

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/CM



Subject Lands

Context Location Map

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Belmont Properties Inc.

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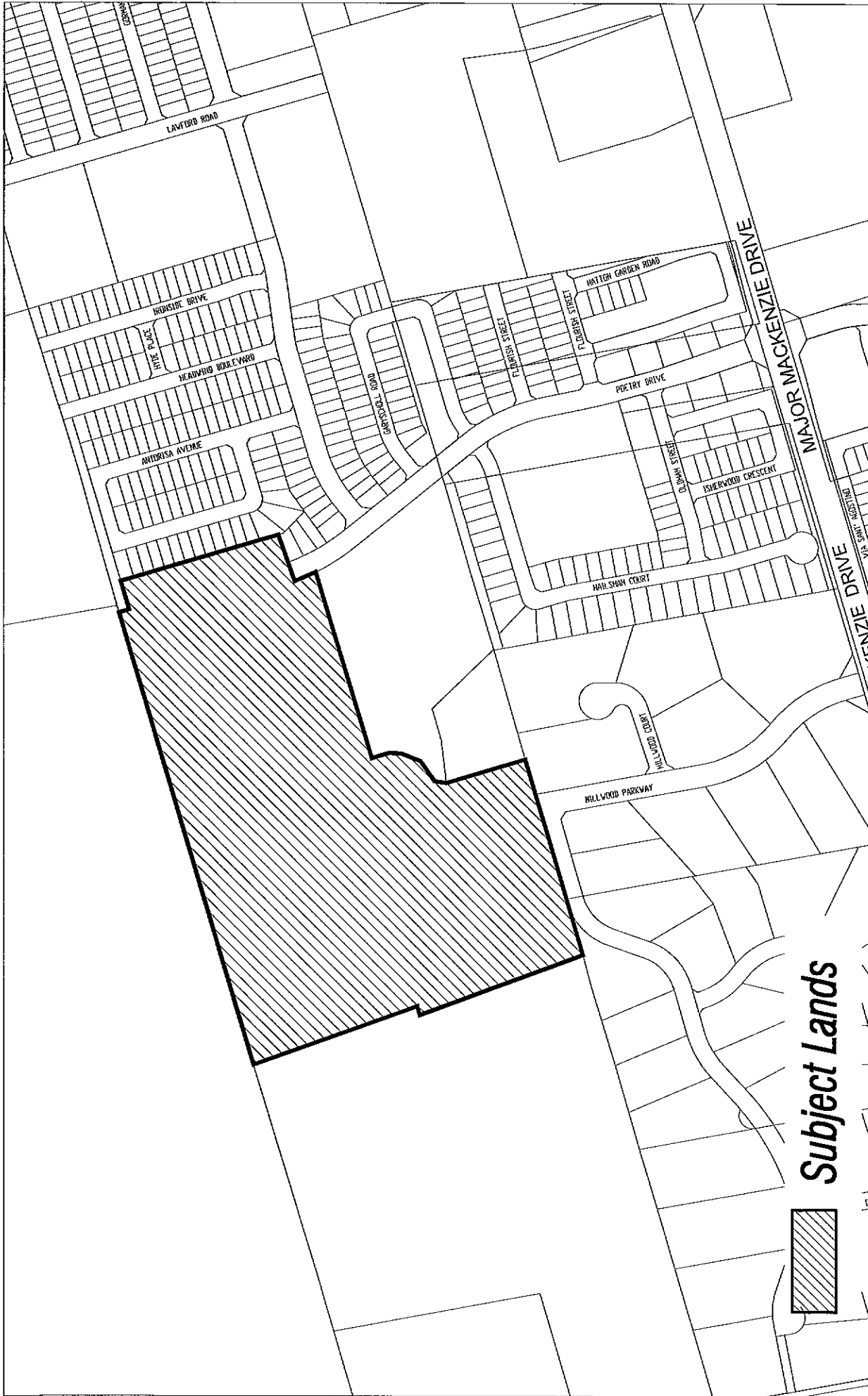


Development Planning Department

Attachment

FILE:
19T-06/07
DATE:
April 27, 2012

1



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Belmont Properties Inc.
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Development Planning Department

Attachment

FILE:
19T-06/07
DATE:
April 27, 2012

2

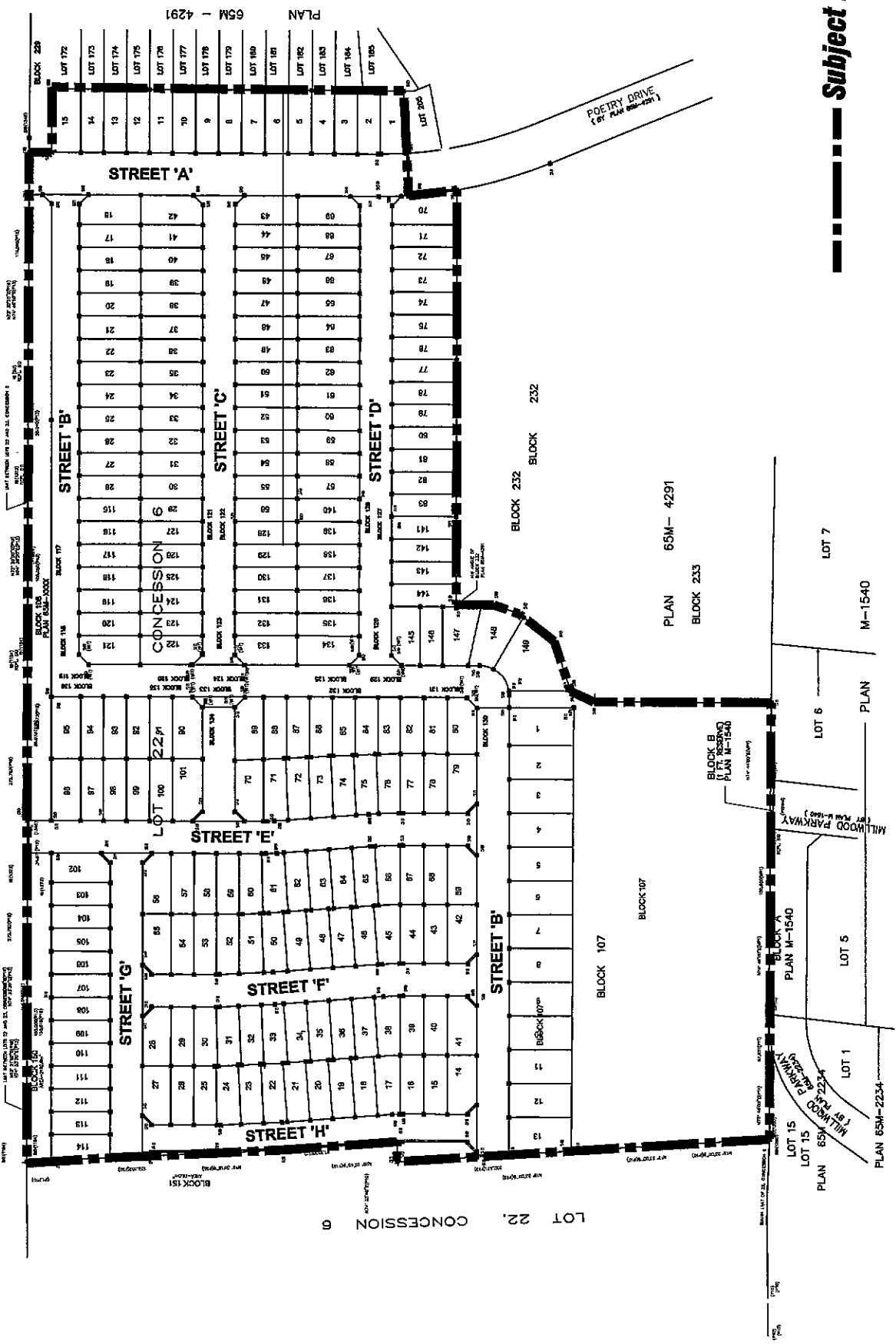
Draft Plan of Subdivision File 19T-06V07

APPLICANT:
Belmont Properties Inc.
LOCATION:
Part of Lot 22, Concession 6
N:\DFT_STR_NAME\Belmont\streetsmaph3.dwg



Development Planning Department

Attachment
FILE:
19T-06V07
DATE:
April 27, 2012



Subject Lands